

Excerpts  
 Planning Commission Minutes  
 November 12, 2003

**Application No. ZT-78-03, York County Board of Supervisors:** Consider amendments to various sections of Chapter 24.1, Zoning (York County Code), as follows:

- Article II, Division 4, Landscaping, Buffer and Greenbelt Regulations: Proposed changes include revision of the preparation qualifications for landscape plans, adjustment of tree and shrub size and planting ratios, and adjustments to Transitional Buffer requirements.
- Article VI, Off-Street Parking and Loading: Proposed changes include adjustments to the parking ratio requirements, elimination of the requirements for bicycle parking, and provision of additional design and location flexibility.
- Article VII, Signs: Proposed changes include establishment of incentives for installation of monument signs and establishment of an absolute maximum of 200 square feet for wall signs.

**Mr. Mark Carter** addressed questions that were raised by members during the October 29, 2003 work session, referring also to the staff memorandum dated October 30, 2003. He elaborated on the changes recommended for the landscaping, parking and signage sections of the York County Zoning Ordinance.

Brief discussion and clarification followed regarding signage required for Route 17 frontage parcels; provisions for multiple business listings on a single entrance sign where a common access or shopping center is shared or where a group of properties share a single frontage; and benefits of monument signs and recommended heights for monument signs.

**Mr. Barba** moved adopting proposed Resolution PC03-31.

PC03-31

On motion of Mr. Barba, which carried 6:0 (Mr. Harvell absent), the following resolution was adopted:

**A RESOLUTION TO RECOMMEND APPROVAL OF APPLICATION NO. ZT-78-03, YORK COUNTY BOARD OF SUPERVISORS, WHICH PROPOSES AMENDMENT OF THE YORK COUNTY ZONING ORDINANCE (CHAPTER 24.1, YORK COUNTY CODE) BY REVISING VARIOUS PROVISIONS OF ARTICLE II – DIVISION 4 - LANDSCAPING, BUFFER AND GREENBELT REGULATIONS, ARTICLE VI - OFF-STREET PARKING AND LOADING, AND ARTICLE VII - SIGNS**

WHEREAS, the York County Board of Supervisors has sponsored Application No. ZT-78-03 to allow consideration of various amendments to the landscaping, parking and signage regulations contained in the Zoning Ordinance; and

WHEREAS, the Planning Commission has considered these proposed amendments at a work session conducted on October 29, 2003; and

WHEREAS, the Planning Commission has conducted a duly advertised public hearing on the proposed amendments in accordance with applicable procedures; and

WHEREAS, the Commission has determined that the proposed amendments, with the revisions incorporated as a result of the Commission's work session discussions, are appropriate and will be consistent with goals established in the Comprehensive Plan;

NOW, THEREFORE, BE IT RESOLVED by the York County Planning Commission this the 12<sup>th</sup> day of November, 2003 that it does hereby recommend approval of Application No. ZT-78-03 to amend the York County Zoning Ordinance as shown in the proposed amendment packages dated October 30, 2003 (Article II – Division 4, Article VI, and Article VII), attached to the memorandum to the Planning Commission dated October 30, 2003, and made a part of this resolution by reference.

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